

REAL ESTATE

WEEK QUITE SATISFACTORY

Capital Savings & Investment Company Has Nothing to Complain of in the Matter of Real Estate Transactions

The Capitol Savings and Investment Company, during the past week, succeeded in negotiating several of the week. They purchased one of the largest real estate deals made during the week. They purchased one of the largest and finest pieces of residence property in East Evergreen. It is a large lot at the corner of Fifth street and Willetta. It contains a large two-story residence, containing eight rooms. It is a beautiful place and was bought by the company because it was placed on the market at a price low enough that they thought it was a good investment.

To C. H. Kunselman the sold an Phoenix.

This company also sold a half interest in the eighty-acre Townsend Ranch, which is located three and one-half miles west of Phoenix on the Yuma road. The purchaser is William Logsdon, a well known valley rancher. The Townsend ranch is one of the best improved ranches in the valley. It contains a magnificent site of buildings, including one of the prettiest homes in the farming section about Phoenix.

The Capitol Savings and Investment Company are doing much at the present time to give publicity to the beauties of La Belle Place. This is one of the very high-class residence sections of Phoenix and is located directly north of Phoenix on the Indian school car line. This is one of the few additions that besides having concrete sidewalks have curbs and concrete cross walks.

This section is already growing beautiful shade trees and palms. There are but thirty lots left unsold in this entire tract. There is not a house in his addition that cost less than four thousand dollars to construct.

CITY PROPERTY AND FARM LANDS

Passing Through Agency of H. C. Thomas & Co.

The office of H. C. Thomas & Company are experiencing no dull times this summer. Among their recent transactions are the following:

For Mr. C. H. Rutledge they sold for \$5500, 20 acres of land east of the Indian School on the Indian School road. The purchaser is John A. Butler, a California man. This is an improved cultivated ranch and a very pretty place.

To Mary Galloway of Lowell, Ariz., they sold ten acres of land on the Buckeye road, south of the capital.

The adjacent twenty acres they sold to Frank Alexander of Florence, Ariz. A twenty-acre tract was sold to R.

M. Schmuck of Bridgeport, Ill. This office sold a five-room cottage at 708 North Ninth avenue to W. R. Lyte, a man who recently arrived from Kansas.

A brick cottage on West Madison street near the library was sold to J. H. Jackson. This is a neat five-room brick cottage.

The H. C. Thomas company have sold several lots in Hollywood Heights during the past week. The company has under course of construction a new house in this addition and have contracted for several more. Work on which is to begin early this fall.

ENLARGING PLANT TO ACCOMMODATE ORDERS

The Phoenix Roof Tile company has been compelled to order an additional tile making machine on account of the unexpected rush of business. But a short time ago, the school trustees of the Casa Grande school district in Pinal county decided to have a tile roof to their building, and after an investigation specified Phoenix tile. This job will necessitate seventy squares of tile, and in order to get the goods delivered in time for use, the new machine was necessary. The machine will reach Phoenix in a week or ten days, and when assembled and doing business will enable the company to handle a much larger business than now.

E. E. Pascoe decided this week to use the Spanish Mission tile made by the company and contracted for the requirements for his new apartment house on First avenue near Van Buren street.

GETTING READY FOR THE WINTER

Renovation and Remodeling of Real Estate Offices

Several real estate offices are at the present engaged in rebuilding operations and renovations. The C. W. Comstock office, whose furniture was recently about the sidewalks of the Adams hotel, has completed their interior decoration work and their offices are now one of the most artistic ones in Phoenix.

The office of J. L. Irvin on North First avenue has been largely enlarged by the removal of the rear partitions. The interior of the office is now being repapered and painted.

The offices at 21 North First avenue are being remodeled and partitions placed in it for a number of offices. This is to be the new location of the Arizona Irrigated Land company and the Avondale Ranch Lands company.

BUILDING HOUSES FOR SALE

The Sid Henry office has just sold a group of lots at the corner of Second avenue and Monroe street to Messrs. Buntman & Piercey. These men have already started construction on one house, and expect to build several more at once. They expect to place these on the market. At the present time houses, either for sale or for rental, in Phoenix are comparatively scarce.

GREAT RUSH FOR HOUSES

Greene & Griffin Find It Much in Excess of the Demand a Year Ago—What is Going on in the Way of Building

Both in their rental and home building department, the past week has been an extra busy one. The demand for furnished and unfurnished houses is greatly in excess of this time a year ago and if there are any unoccupied houses Greene & Griffin would like to have them. As high as fifteen applicants a day is not unusual and gives a good idea of what the rush will be in September.

For C. A. Jenner, the home builders will construct on lot 2, block 3, Kenilworth addition, a complete six room home. The floor plan will be different than anything yet built in Phoenix and will contain the latest ideas in homebuilding. The kitchen will be equipped with a woodstone sink. There will be two bathrooms and two large screen sleeping rooms in addition to the six rooms in the house proper. Tank brick work will be plastered and the front porch will also extend part way along the east and west side of the house. The roof will be of white asbestos. Work will begin at once.

The Asbury house in Chelsea Place is attracting much attention. From top to bottom it is all in white and is one of the distinctive homes in the addition. The 62½ foot lot west of Mr. Asbury has been taken by a prominent banker of northern Arizona who is reserving it for a winter home. Directly west of this lot the home builders are constructing the first of its kind in Phoenix of a series of new style homes. It is of brick with the black mortar trimmings. The porch posts are massive and built of river boulders. The entrance is at one end of the porch the steps being rounded to bring out the design in full. A unique bay window shingled with built-in seats add both to the exterior and interior appearance. The built in features are the best in design and finish that the home builders have constructed. The house has many features worth special mention, perhaps the best being the guest room in the front of the house. The entire room can be made the equal of any screen porch by taking advantage of the numerous windows neatly arranged. There is also a private front entrance for this room. Large closet space is another good feature and the room is furnished with a sanitary lavatory. The entire house is constructed from the latest models and when finished will be a pleasing contrast with the many beautiful homes already there.

SOLD TEN-ACRE TRACT
The Arizona Investment & Land company during the past week sold a ten-acre tract just west of Phoenix and located on the Yuma road, to F. M. Bussard, a Kansas man, who has become converted to the value of Arizona farm land. The former owner of this piece of ground was E. H. Prescott of Phoenix.

Builder To Buyer OPPORTUNITY

Choice of Four New Homes at the Original Price of the Lot, Plus the Cost of Building.

NO MIDDLEMAN OR SPECULATOR TO PAY PROFITS

Two houses in Las Palmas. Two in Chelsea Place. Homes That Are Built To Last—Location the Best in Phoenix. \$100 to \$500 down—\$40 to \$50 per month. The newest type of homes in Phoenix—at cost.

127 N. Center St.

HOME BUILDERS

Greene & Griffin, Agents

S. W. B. & I. CO.'S GOOD WEEK

Sales in Kenilworth Tract Show Added Interest in This Delightful Suburb—House Buying is Increasing Steadily

Southwestern Building and Investment Co. has had a good week. Especially was the business good in Kenilworth place. Five lots were sold to people that intend to build houses in the addition and one \$4,000 residence was sold to Thos. Weedon, receiver of the United States Land office. Mr. Weedon came to Phoenix from Florence a short time ago to take charge of the land office here.

J. W. Lee expects to move his family into his Kenilworth house Tuesday. It is located at 324 West Culver street.

J. P. Story purchased a house at 1814 West Madison street. The house is facing south, a block from the Capitol building. Mr. Story has already made many improvements in the yard that add to its attractiveness.

Chas. Young bought from Mr. Benefield the residence at 919 N. Sixth street.

The last lot facing south on Portland street in Kenilworth was sold last week and three facing north, on the street were sold.

The Southwestern is constructing for C. M. Cooper a residence at 646 North Fifth avenue. Mr. Cooper has been renting during his four years' residence and he says it does not take a very large piece of paper to show that renting does not pay.

FROM VACATION TO BUSINESS

Fred Jacobs returned a few days ago from a vacation trip to Prescott and the northern part of Arizona. Since his return, however, he has succeeded in closing one real estate deal. He has sold for H. B. Pryor the property at 1126 East Willetta street. The purchaser is C. N. Martin, a recent arrival from Nebraska. The house is a neat and new five-room brick. Mr. Martin purchased this for his future home.

SAVE THE WASTED MILLIONS

An entire cessation of navy-building for one year would work no change in the comparative rating of the powers, and would give them time to appreciate the folly of the present system of naval upbuilding. The suggestion of such a naval holiday for one year came from Winston Spencer Churchill, first lord of the admiralty, in submitting the British naval estimates to the house of commons. Churchill declared that this was the "only way to terminate one of the most stupid and unnatural chapters in the history of European civilization. The method of all nations increasing each year their fighting force without any change in their relative positions is aptly described by the adjectives "stupid" and "unnatural." The limit of endurance will soon be reached, for even now the burden has become almost unbearable.

Untold millions are being wasted every year in ambitious naval programmes without in the least altering the relative fighting strength of the great powers. A sense of the humor of the proceeding ought of itself to call a halt to such folly.

"We address this proposal to all nations," said Churchill, "and to no nation with more profound sincerity than to our great neighbor over the North sea." To be most influential a movement in this direction must come from one of the great powers of Europe, where the policy of one nation is so often looked upon with suspicion by the others. With Great Britain and Germany, the two leading powers of the Old World, taking the lead, the United States and all the other powers would gladly adopt the same course.—Leslie's Weekly.

THE CHANNEL FERRY.

A highly competent commission has been appointed by the French minister of public works. It includes several commissioners general, the inspector general of railways and a number of well known railway engineers. They know that the ferry project does present any great engineering problem, but that, on the contrary, all possible technical details have long since been solved. An English channel ferry does not all for the doing of anything that has not been done elsewhere, and the engineers do not

need to come to America and see the powerful ferriesboats on which we carry whole trains. Europe does not lag behind in that kind of achievement. Denmark has a ferry that takes thirty-seven railway coaches at a time across the great belt. Sweden is a party to greater ferry enterprises—between Trelleborg and Sassnitz, sixty-five miles, and between Malme and Stralsund, ninety miles over a sea subject to storms that make it less discomforting than the "chops of the channel." Of the practicability of a channel ferry there can be no doubt. On that point the French commission is sure to report favorably, and if it can also report the prospect of a profitable traffic the French government will be in a position to enter into negotiations with the British government in regard to the provision of ferry facilities on the English shore.—Boston Transcript.

Quit Looking Around

Just what you want if its a Lot your after.

Location Best; 4th Ave. and Roosevelt, Kenilworth addition. Restrictions \$4500, size 70x115.

Price right. Terms

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If You Let the Whole Family Decide---



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LOS OLIVOS

LOS OLIVOS offers the most satisfactory Home-sites. The more you study and compare, the firmer will be your conviction that in LOS OLIVOS will you find the most that is desirable for your home.

As a straight business proposition LOS OLIVOS attracts the careful buyer, for the large size of the lots, the improvements, the character of homes already built, the restrictions, all combine to produce unusual real estate values.

As the location for the family home, LOS OLIVOS makes an effective appeal to the thoughtful father and mother, anxious to give their children the very best possible environment. This is already a well-developed neighborhood, and constantly improving.

The children as well as the "grown-ups" like LOS OLIVOS. They really have the fun of living in the country, still the city is very near. LOS OLIVOS is clean, airy, quiet. No cramped-in city-lot feeling about this subdivision. The lots are large enough to permit a big front yard, drives, garden, orchard, garage, etc., as well as the home-site.

Up in Los Olivos Re-subdivided, where there are cement walks, cement curb, city water, etc., you can buy a 100 by 33 ft. lot for \$1000. We will build for you. Our plan is most liberal. Ask Mr. Prince about it.

Dwight B. Heard

City, Suburban and Country Real Estate

As First Twelve Story Building In Phoenix Will Look When Ready for Occupancy



The Proposed Gardiner Skyscraper

As announced in The Republican exclusively on Thursday morning, a movement is well under way for the construction of the first twelve story building to rise in Phoenix. Herewith is presented the first perspective view of the proposed structure, showing the appearance of the building when completed as it may be seen from Washington and Third streets.

Since the articles of incorporation of the Gardiner Investment company were

filed on Thursday as forecasted in The Republican, there has been much accomplished in the way of promoting the project. With almost an entire city block bounded by Washington and Adams street and Second and Third streets available for the location of the gigantic structure and a goodly portion of the necessary funds in sight it will be more largely a matter just when the tenants vacate than that of securing the money for carrying the project through.

The proposed building is calculated to become the home of a large bank, a series of offices, a five-story department store, several smaller stores and a single-story modern market. It will be of re-inforced concrete, erected under the Aiken System of construction and will cost more than a half million dollars. From the time the excavation is begun until the entire building is completed, about one year will probably lapse.